

Bountiful City
Administrative Committee Minutes
June 2, 2014

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Royce Davies; Recording Secretary – Julie Holmgren

Absent: Committee Member – John Marc Knight (Excused)

1. Chairman Wilkinson opened the meeting at 5:02 p.m. and all present introduced themselves. In addition to those noted above, the following were present: two Boy Scouts and their leader, Chase Rogers; Joe and Cherrie Kearsley (701 N. 500 E., neighbors to Morleys).
2. **Consider approval of minutes for May 5, 2014.**

Mr. Cheney made a motion to approve the minutes for May 5, 2014. Mr. Wilkinson seconded the motion.

 A Mr. Cheney

 A Mr. Wilkinson

Motion passed 2-0

3. **PUBLIC HEARING - Consider a Conditional Use Permit to allow for an Accessory Building at 504 E. 650 N., Timothy and Michelle Morley, applicants.**

Timothy and Michelle Morley, applicants, were present.

Royce Davies presented a summary of the staff report (the full staff report follows).

The property is located in the R-4 Residential Single-Family Zone. The Applicant would like to build an accessory building in the rear yard. Bountiful City Land Use Code states that the total footprint of accessory structures may not exceed 10% of the entire lot of parcel area without requiring a Conditional Use Permit. The footprint of the proposed accessory structure will occupy more than 10% of the total parcel area so a Conditional Use Permit is required.

There is a potential for large accessory structures to be used for commercial purposes, which is not allowed in single family zones. Therefore, this type of configuration should be viewed as an “anticipated detrimental effect” as described in the Utah State Municipal Code which reads:

10-9a-507. Conditional uses.

(1) A land use ordinance may include conditional uses and provisions for conditional uses that require compliance with standards set forth in an applicable ordinance.

(2) (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of

the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

According to drawings presented by the applicant, the accessory structure will be constructed of wood walls ranging from 8 to 10 feet tall with 2x4 framing construction, exterior cladding to be determined by the owner and a shingle roof of 6/12 pitch. The structure will be 30 feet deep and approximately 48 feet wide with the front facing north. The western portion of the structure will feature an open porch area. The structure will be located 3 feet from the eastern property line, 5 feet from the southern property line and approximately 7.5 feet from the rear of the primary structure. The 5 feet distance from the property line is permitted in connection with a release of easement on September 10, 2013 that reduced the easement along the southern property line from 10 feet to 5 feet. The roof area of the accessory structure will occupy an area of approximately 1445 square feet. The total area of the parcel is 13852.08 square feet so the proposed accessory structure will occupy approximately 10.4% of the parcel. This is less than the 15% maximum parcel occupation allotted in the conditional use standards for accessory structures.

Based on the findings, staff recommends approval of the accessory structure, with the following conditions to mitigate the anticipated detrimental effects of the proposed use.

1. The Accessory Building shall meet all criteria in 14-4-105 of the Bountiful City Code.
2. The property owner shall obtain a building permit.
3. The applicant shall follow IBC building codes.
4. The Conditional Use Permit is solely for this site and is non-transferable.

Chairman Wilkinson asked Mr. and Mrs. Morley if they understood the staff report. The Morleys affirmed that they understood and had no questions regarding the report.

PUBLIC HEARING: Chairman Wilkinson opened the public hearing at 5:06 p.m. Joe and Cherrie Kearsley, neighbors to Morleys, were present and expressed support of the project. The public hearing was closed at 5:06 p.m. with no further comment from the public.

Mr. Cheney made a motion to approve the Conditional Use Permit, with conditions outlined by staff, to allow for an Accessory Building at 504 E. 650 N., Timothy and Michelle Morley, applicants. Mr. Wilkinson seconded the motion.

 A Mr. Cheney

 A Mr. Wilkinson

Motion passed 2-0

Mr. Morley asked the committee regarding the next step in the process of obtaining a building permit. Mr. Wilkinson responded that the Planning Department steps were complete, and Mr. Morley could now complete the permit process with the Engineering Department.

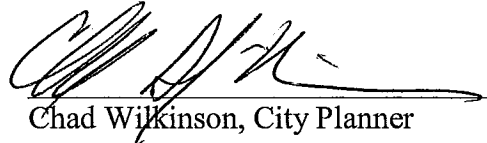
4. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1180 N. 400 E., Galen Cronin, applicant.**

Mr. Cheney made a motion to approve the Conditional Use Permit, in written form, contingent on a correction (i.e. changing an error listing the address as 478 W. 2400 S. to be corrected as 1180 N. 400 E.), to allow for Solar Panels at 1180 N. 400 E., Galen Cronin, applicant. Mr. Wilkinson seconded the motion.

A Mr. Cheney
A Mr. Wilkinson

Motion passed 2-0

5. **Miscellaneous business and scheduling.** Chairman Wilkinson ascertained that there were no further items to discuss. The meeting was adjourned at 5:10 p.m.


Chad Wilkinson, City Planner